

170.0

0007

0004.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

929,400 / 929,400

USE VALUE:

929,400 / 929,400

ASSESSED:

929,400 / 929,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
108		PARK AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: NORIAN JACK/ TRUSTEE	
Owner 2: HELEN NORAIN IRREVOCABLE TRUST	
Owner 3:	

Street 1: 25 FREEDOM TRAIL
Street 2:

Twn/City: NORFOLK
St/Prov: MA Cntry: Own Occ: N
Postal: 02056 Type:

PREVIOUS OWNER
Owner 1: NORIAN HELEN -
Owner 2: -
Street 1: 108 PARK AVE
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: N
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains 6,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 3429 Square Feet, with 2 Units, 1 Bath, 2 3/4 Baths, 0 HalfBath, 12 Rooms, and 5 Bdrrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6500	Sq. Ft.	Site			0	70.	0.90	8			Med. Tr	-5					408,973						409,000	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	
104		6500.000	520,400		409,000	929,400		
Total Card		0.149	520,400		409,000	929,400	Entered Lot Size	
Total Parcel		0.149	520,400		409,000	929,400	Total Land:	
Source: Market Adj Cost				Total Value per SQ unit /Card:	271.04	/Parcel: 271.0	Land Unit Type:	

User Acct	113004
GIS Ref	
GIS Ref	
Insp Date	06/26/18
06/26/18	
USER DEFINED	
Prior Id # 1:	113004
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	03:10:01
PRINT	
LAST REV	
Date Time	
03/25/20	08:09:52
danam	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT		Parcel ID		PAT ACCT.						
		170.0-0007-0004.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	520,500	0	6,500.	409,000	929,500	929,500	Year End Roll	12/18/2019
2019	104	FV	400,100	0	6,500.	409,000	809,100	809,100	Year End Roll	1/3/2019
2018	104	FV	405,200	0	6,500.	362,200	767,400	767,400	Year End Roll	12/20/2017
2017	104	FV	380,200	0	6,500.	303,800	684,000	684,000	Year End Roll	1/3/2017
2016	104	FV	380,200	0	6,500.	303,800	684,000	684,000	Year End	1/4/2016
2015	104	FV	339,100	0	6,500.	262,900	602,000	602,000	Year End Roll	12/11/2014
2014	104	FV	339,100	0	6,500.	254,100	593,200	593,200	Year End Roll	12/16/2013
2013	104	FV	352,700	0	6,500.	241,900	594,600	594,600		12/13/2012

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
2/25/2020	277	Re-Roof	18,818	C					6/26/2018	Inspected	CC	Chris C											
9/16/2011	1137	Redo Bat	6,400						5/17/2018	MEAS&NOTICE	CC	Chris C											
9/13/2010	2007	Siding	26,650					VINYL	5/1/2012	Info Fm Prmt	MM	Mary M											
11/16/1992	604	Manual	74,000					REPAIR FIRE DAMAGE	10/28/2008	Meas/Inspect	355	PATRIOT											
									12/16/1999	Meas/Inspect	263	PATRIOT											
									7/16/1993		TH												
										Sign:	VERIFICATION OF VISIT NOT DATA												

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 13 - Multi-Garden	Sty Ht: 2H - 2 & 1/2 Sty	(Liv) Units: 2	Total: 2	Full Bath: 1	Rating: Good	A Bath:	Rating:					6	12	EFP (48)	23						
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	3/4 Bath: 1	Rating: Good	A 3QBth: 1	Rating: Average					9	SFL FFL BMT (24)	HST SFL FFL BMT (1270)							
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BLUE	View / Desir:	1/2 Bath:	Rating:	A HBth:	Rating:					12	12	2							
GENERAL INFORMATION				OthrFix:	Rating:					Totals	RMS: 12	BRs: 5	Baths: 1	HB	11	SFL FFL BMT (22)	11	2	\$FL OFF (500)	11 SFL FFL (66)	5
Grade: C - Average				OTHER FEATURES				1st Res Grid	Desc: Line 1	# Units: 1											
Year Blt: 1927	Eff Yr Blt:			Kits: 2	Rating: Average	Level	FY LR DR D K FR RR BR FB HB L O														
Alt LUC:	Alt %:			A Kits:	Rating:	Other															
Jurisdct: G13	Fact: .			Fpl: 1	Rating: Average	Upper															
Const Mod:				WSFlue:	Rating:	Lvl 2															
Lump Sum Adj:				CONDOS INFORMATION				Lvl 1													
INTERIOR INFORMATION				DEPRECIATION				Lower													
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	%	Phys Cond: AV - Average	31. %	Exterior:	No Unit	RMS	BRs	FL											
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors: 4 - Carpet	25 %	Functional:	%	Interior:	1	5	2												
Subfloor:	Total: 31 %	Special:	%	Economic:	%	Additions:	1	7	3	2											
Bsmnt Flr: 12 - Concrete	Bsmnt Gar: 2	Electric: 3 - Typical	Insulation: 2 - Typical	Override:	%	Kitchen:															
Subfloor:	Other Features: 129500	Grade Factor: 1.00	NBHD Inf: 1.00000000	Total: 31 %		Baths:															
Bsmnt Flr: 12 - Concrete	Adj \$ / SQ: 162.137	NBHD Mod:	WtAv\$/SQ:		Plumbing:																
Subfloor:	Const Adj.: 0.99742496	LUC Factor: 1.00	AvRate:		Electric:																
Bsmnt Gar: 2	Adj \$ / SQ: 162.137	Adj Total: 754273	Ind.Val:		Heating:																
Electric: 3 - Typical	Other Features: 129500	Depreciation: 233825	Final Total: 520440		General:																
Insulation: 2 - Typical	Grade Factor: 1.00	Before Depr: 162.14	Val/Su Net: 107.90																		
Int vs Ext: S	NBHD Inf: 1.00000000	Special Features: 0	Val/Su SzAd: 151.76																		
Heat Fuel: 2 - Gas	NBHD Mod:																				
Heat Type: 3 - Forced H/W	LUC Factor: 1.00																				
# Heat Sys: 2	Adj Total: 754273																				
% Heated: 100	Depreciation: 233825																				
Solar HW: NO	Deprecated Total: 520449																				
% Com Wall	% Sprinkled:																				
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:												
SPEC FEATURES/YARD ITEMS				PARCEL ID 170.0-0007-0004.0												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N				Total Yard Items:				Total Special Features:				Total:									